PT OR 1641/1573
(EX 1-2)

HORNE ELWIN G & ANN C
174 GREENVILLE RD
KINGSLAND, GA 31548

2025

36-4N-26-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

HANCE PKWY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/24/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	365,600
TOTAL MARKET VALUE	365,600
SOH/AGL Deduction	182,291
ASSESSED VALUE	183,309
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	183,309
TOTAL JUST VALUE	365,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	195,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1641/1573	9/23/2009	QC	U	V	30	100
GRANTOR: HORNE ANN C TRUSTEE						
GRANTEE: HORNE ELWIN G & ANN						
1278/1245	12/06/2004	QC	U	I	07	100
GRANTOR: HORNE ELWIN G & ANN C						
GRANTEE: HANCE-HORNE ANN C T						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001000	C	COMMERCIAL	0		CHT	0.00	0.00	9.29	AC		1.00	1.00	1.00	32,500.00	32,500.00	301,925							
2	009530	C	POND	0		OR	0.00	0.00	2.79	AC		1.00	1.00	1.00	2,500.00	2,500.00	6,975							
3	000100	C	RES	0		OR	0.00	0.00	1.26	AC		1.00	1.00	1.00	45,000.00	45,000.00	56,700							

REVIEW DATE 03/24/2025 BY KBA Total Acres: 13.34 Total Land Value: 365,600 Market: 0 Agricultural: 0 Common: 365,600 PRINTED 07/30/2025 BY SYS